



# Battle Town Council

Minutes of the **PLANNING & TRANSPORT COMMITTEE** held on  
**TUESDAY, 12<sup>th</sup> JANUARY 2021 at 7.30pm by Zoom**

**Present:** Cllrs J Gyngell (Chairman), A Brown, C Davies, G Favell, M Howell, M Kiloh, A Russell, D Wheeler.

**In attendance:** One member of the public, Mr B Marks (Footpaths Advisor), C Harris (Town Clerk).

## Public Question Time

On behalf of Battle Ramblers, Mr Marks confirmed that negative comments had been submitted and proposed in relation to applications RR/2019/604/P and RR/2020/2707/P respectively as insufficient solution to access issues to Battle Railway Station.

*Cllr Howell joined the meeting.*

As a member of RAUDIN, Mr Brown reported that planning permission had been approved for its application [RR/2020/1672/P](#) for a Traveller site at Watermill Lane, Bexhill that would assist in the protection of the Appeal lodged by the owner of the land behind Firtree Cottage, Netherfield (RR/2020/599/P). He highlighted that the Appeal will be at a Full Hearing and that East Sussex County Council had not objected. It appeared that further work is being undertaken at the site and the Rother District Council Enforcement Officer had attended.

**1. Apologies for absence:** None.

**2. Disclosure of interest:** None.

**3. Minutes of the previous meeting of 8<sup>th</sup> December 2020** were approved for electronic signature by Cllr Gyngell.

## 4. Blackfriars

A presentation from Tom Warder, Community Led Housing Manager for Action in Rural Sussex, on proposals for affordable housing at the site. He highlighted the benefits of Community Land Trust which are a not for profit organisation providing properties which include genuinely affordable units based on what local people earn. Mr Warder confirmed that local interest is being sought at this stage. It was suggested that an article should be included in the Council's newsletter.

The Chairman thanked Mr Warder for his informative presentation.

*Mr Warder left the meeting.*

## 5. Clerk's report

- Emails had been sent to RDC, English Heritage and Network Rail to request consideration for **electric vehicle charging points** at all Battle car parks. A response had been received from EH confirming that this an item being researched nationally and any joint initiative to offer consistency across all Battle car parks would be welcomed.
- The information in relation to **Firtree Cottage, Netherfield (RR/2020/599/P)** was reported at PQT.

## 6. Correspondence and Communications

Rother District Council's decision for the **development at plots 1-3 Chain Lane (RR/2020/500/P)** to be named **Butter Cross** was noted.

# Battle Town Council

- **Decisions received:**

Approved

**RR/20219/604/P**

**Blackfriars – land at**

Outline: Detailed proposals for a spine road to serve residential development, with vehicular access off Harrier Lane and The Spinney, with Master Plan for up to 220 dwellings and associated works.

**RR/2020/557/P**

**127 Hastings Road, The Shed at Little Branshill,**

Proposed side extension (including rooms in the roof) to provide additional living accommodation (annexe).

**RR/2020/1651/P**

**61 & 63 North Trade Road,**

Variation of conditions 2 & 9 imposed on RR/2019/1597/P to allow landscape plan and site plan to accommodate required substation.

**RR/2020/1792/P**

**3 Rowbarns,**

Proposed replacement pre-cast single garage

## 7. Cycling & Walking Working Group

Cllr Wheeler presented the notes from the recent meeting, as attached. Two recommendations were discussed and agreed:

- whenever possible, links to the Battle Schools Greenway to other parts of town should be considered. In light of potential upcoming works at the rear of **Tills Yard** it was suggested that a **pedestrian gate** could be incorporated to give such a link to the **George Meadow/Cricket Ground** area. This will be recommended to Full Council for consideration;
- a **press release** be produced to show the proposals towards an 'oven-ready' segment of **permissive cycleway**. Cllr Wheeler will provide a draft to the Clerk.

## 8. Footpath matters

- The **Footpath Advisor** reported that due to the Government Lockdown, and poor weather conditions, the proposed identification of section for **surface hardening of footpath 82** had been postponed. However, he had contacted British Gypsum in relation to their community outreach scheme to request hard-surface material for the footpaths requiring work. A response is awaited.
- **Steps to Ramp** - the ESCC Shared Services Building Control Manager had raised some queries. No response had yet been received from the RDC Accessibility Officer.

## 9. Southeast Communities Rail Partnership

A new group has been formed Southeast Community Relationship Partnership and the Council had been asked to nominate a member. As the Action Plan includes improvement of relations with transport providers, it was agreed that Cllr Cook would represent the Council on this group.

## 10. Surfacing hardening at Coronation Gardens

Prior to initiating the submitted application for a feasibility study, ESCC had advised that bollards would be unlikely to qualify for community match funding given that ongoing maintenance would be required. Additionally, posts had previously been installed in this area and were constantly damaged / removed with the post stumps becoming a safety hazard in the verge. Concerns were also raised at replacing the grass verges with 'Grasscrete' as vehicles still need to bump up over the kerbs, possibly causing damage and parking partly on the footway. It was suggested that the long term solution would be the introduction of formal lay-bys. The Clerk highlighted that the issue of vehicles causing damage and blocking driveways in other locations are often received by

# Battle Town Council

Officers. **Members discussed the issues and agreed that the feasibility study, to include costs of the proposed lay-by scheme should be submitted, as previously agreed.** The Clerk was asked to contact Optivo for a more proactive solution to the issue of verge parking.

## 11. Action Plan

- The Committee expressed its thanks and extreme gratitude to all the **Battle Civil Parish Neighbourhood Plan Steering Group members** for their hard work and congratulations on the agreement of RDC to take the Plan forward to examination.
- Members agreed that Cllrs Favell, Howell and Wheeler together with non-Councillor representatives will form the **sub Committee to Implement, Monitor and Review the BCP Neighbourhood Plan** post Referendum.
- The **Actions Plans** were noted, as attached.

## 12. To consider applications received to date

### [RR/2020/2160/P](#)

**52C High Street, TN33 0EN**

Remove existing bathroom sash window and replace with Rehau Heritage Georgian UPVC unit of matching design.

**Comment:** No objection to this.

### [RR/2020/2200/P](#)

**3 Barley Grattens, Netherfield, TN33 9QG**

Proposed single storey rear extension and part conversion of attached garage to utility room.

**Comment:** No objection to the single storey rear extension. It is noted that on page 6 of the planning statement "Roof" it states two storey.

### [RR/2020/2268/L](#)

**32 Mount Street, TN33 0EG**

Alter existing top hung casement Crittall windows to side hung casements.

**Comment:** No objection to this.

### [RR/2020/2275/P](#)

**1 Great Wood Cottages, Marley Lane, TN33 0RA**

Change of use of land for the siting of holiday pods and the siting of a moveable toilet & shower block

**Comment:** No objection to a maximum of four units in shades compliant with the AONB colour guide.

### [RR/2020/2305/P](#)

**Bannatynes Spa Hotel, Hastings Road, TN38 8EA**

Removal of existing glazed roof covering and replacement with new solid roof covering to match main property.

**Comment:** No objection to this.

### [RR/2020/2152/P](#)

**The Almonry, High Street, TN33 0EE**

### [RR/2020/2153/L](#)

Take up crazy paving, re-grade sub-base to shallow falls and resurface with resin-bound stone chips. Alterations to window opening in existing porch and installation of platform lift.

**Comment:** No objection to this subject to the surface colour conforming to the AONB colour guide.

### [RR/2020/2218/P](#)

**1 & 2 Great Wood Cottages, Marley Lane, TN33 0RA**

Proposed physical separation of 1 & 2 Greatwood Cottages. Side and rear extensions to 1 Greatwood Cottages and alterations to external materials.

# Battle Town Council

**Comment:** No objection to this subject to due consideration to the cladding on the front elevation matching the neighbouring property.

## [RR/2020/2276/P](#)

### North Trade Road - land South of

Reserved matters relating to residential development for 25 dwellings (outline permission RR/2017/2390/P), appearance, landscaping, layout and scale and associated works including internal road network, landscaping, materials, car and cycle parking and waste storage including details required by condition 6 (Materials and levels); condition 7 (hard landscaping); condition 8 (Soft Landscaping); condition 13 (parking); condition 14 (cycle parking); condition 15 (Vehicle turning space); condition 16 (roads and footways) and condition 23 (Bin storage and recycling).

**Comment:** No objection to this. Members suggest planting in native species and were pleased to note the design in the local vernacular.

## [RR/2020/2285/P](#)

### The Hurst, Netherfield Hill, Netherfield, TN33 0LA

Proposed conservatory.

**Comment:** No objection to this.

## [RR/2020/2307/P](#)

### Blackfriars - Land at, TN33 0FL

Reserved Matters relating to residential development for 200no. dwellings (outline permission RR/2019/604/P) to include 1, 2, 3 and 4 bedroom units with associated works including parking, access roads, drainage proposals and hard and soft landscaping

**Comment:** Members agreed to hold a separate meeting to discuss this significant proposal and to invite the RDC Development Project Manager and Architect.

## [RR/2020/2344/T](#)

### Land North and West of Watch Oak House, Chain Lane, TN33 0HG

T1, T2, T4, & T7 - Ash - Fell. T6 - Ash - Remove 2x branches.

T8 - Yew - Fell.

**Comment:** Members felt that the application contains a poor sketch and scant evidence of disease with no professional arboriculturist report to support removal of trees in an AONB and close to a Heritage Asset. The Committee therefore supports a refusal of this application. It was also noted that restocking work requested by the Forestry Commission had not been undertaken.

## [RR/2020/2287/P](#) &

### 82 High Street, The Flat, TN33 0AQ

## [RR/2020/2288/L](#)

Change of Use from Office Use B1 (a) to Dwelling House C3.

**Comment:** No objection to this.

## [RR/2020/2351/P](#) &

### 1 Park Lane, TN33 0AB

## [RR/2020/2352/L](#)

Replacement of existing uPVC windows and cladding with timber joinery and timber weatherboard. Internal alterations to relocate the bathroom to first floor. External improvements to create private access to both 1 & 2 Park Lane and parking area to assist both properties with deliveries and loading/unloading.

**Comment:** No objection to this. The Committee were pleased to note that the application will improve the character and appearance with the sympathetic traditional materials proposed.

## 13. Finance

- The budget report at 30<sup>th</sup> November 2020 was noted, as attached. As you will remember, Council has agreed that funds to take forward the footpath resurfacing and steps to ramp project at £22k and £5k, respectively, are appropriate CIL projects.

## 14. Matters for information / future agenda items

# Battle Town Council

Cllr Howell reminded Members that comments on the RDC's consultation on the Battle Civil Parish Neighbourhood Plan must be made by 29<sup>th</sup> January 2021.

## 15. Date of next meeting: 9<sup>th</sup> February 2021

### EXCLUSION OF THE PUBLIC AND PRESS

For the consideration of sensitive information it is recommended that the press and public be excluded in accordance with the Public Bodies (Admissions to Meetings) Act 1960 (1)(2) for the following item.

### 16. Confidential item

The updated **enforcement list as at 4<sup>th</sup> January 2021** was noted.

There being no further business, the meeting closed at 9.25pm.

Cllr J Gyngell  
Chairman

Minutes agreed & signed electronically 9<sup>th</sup> February 2021 – *J Gyngell*